

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Special Meeting

December 21, 1965
2:00 P. M.

Council Chamber, City Hall

The meeting was called to order with Mayor Palmer presiding.

Roll call:

Present: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Absent: None

Present also: W. T. Williams, Jr., City Manager; Doren R. Eskew, City Attorney; Jack Klitgaard, Tax Assessor-Collector

Mayor Palmer announced this was a Special Called Meeting of the City Council to consider Tax Appeals.

Councilman Long moved that the Council sustain the Board of Equalization and set the assessed value on the following property:

AUSTIN CORPORATION, By David Barrow

| | | <u>Assessed Value Fixed by Board</u> | <u>Council Action</u> |
|---|--------------|--|-----------------------|
| 1.88 acres, T. J. Chambers Grant, Parcel No. 9-1-2809-0214 | Land | \$ 7,050 | \$ 7,050 |
| | Improvements | -0- | -0- |
| | Total | <u>\$ 7,050</u> | <u>\$ 7,050</u> |
| Balcones Drive 8.136 acres T. J. Chambers Grant Parcel No. 9-1-3501-0101 | Land | \$15,260 | \$15,260 |
| | Improvements | -0- | -0- |
| | Total | <u>\$15,260</u> | <u>\$15,260</u> |
| Balcones Drive 3.157 acres T. J. Chambers Grant Parcel No. 9-1-3501-0102 | Land | \$ 5,920 | \$ 5,920 |
| | Improvements | -0- | -0- |
| | Total | <u>\$ 5,920</u> | <u>\$ 5,920</u> |
| Balcones Drive 1.72 acres T. J. Chambers Grant Parcel No. 9-1-3501-0104 | Land | \$ 3,230 | \$ 3,230 |
| | Improvements | -0- | -0- |
| | Total | <u>\$ 3,230</u> | <u>\$ 3,230</u> |

AUSTIN CORPORATION, By David Barrow (Continued)

| | | Assessed Value Fixed by Board | Council Action |
|--|-------------------------------|--------------------------------------|--------------------------------------|
| .3 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0206 | Land Improvements Total | \$ 560 -0- <u>\$ 560</u> | \$ 560 -0- <u>\$ 560</u> |
| 61.65 acres, George W. Davis Survey Parcel No. 9-1-3802-0202 | Land Improvements Total | \$57,800 -0- <u>\$57,800</u> | \$57,800 -0- <u>\$57,800</u> |
| 5.1 acres, George W. Davis Survey Parcel No. 9-1-3802-0217 | Land Improvements Total | \$ 4,780 -0- <u>\$ 4,780</u> | \$ 4,780 -0- <u>\$ 4,780</u> |
| 4.64 acres, George W. Davis Survey Parcel No. 9-1-3805-0501 | Land Improvements Total | \$ 6,090 -0- <u>\$ 6,090</u> | \$ 6,090 -0- <u>\$ 6,090</u> |
| 6.1 acres T. J. Chambers Grant Parcel No. 9-1-3805-0601 | Land Improvements Total | \$ 8,010 -0- <u>\$ 8,010</u> | \$ 8,010 -0- <u>\$ 8,010</u> |
| 2.9 acres T. J. Chambers Grant Parcel No. 9-1-3805-0602 | Land Improvements Total | \$ 3,260 -0- <u>\$ 3,260</u> | \$ 3,260 -0- <u>\$ 3,260</u> |
| 2.78 acres, T. J. Chambers Grant Parcel No. 9-1-3805-0604 | Land Improvements Total | \$ 3,130 -0- <u>\$ 3,130</u> | \$ 3,130 -0- <u>\$ 3,130</u> |
| 315.76 acres, T. J. Chambers Grant Parcel No. 9-1-4210-0104 | Land Improvements Total | \$118,410 -0- <u>\$118,410</u> | \$118,410 -0- <u>\$118,410</u> |
| 17.346 acres, T. J. Chambers Grant Parcel No. 9-1-4210-0114 | Land Improvements Total | \$19,510 -0- <u>\$19,510</u> | \$19,510 -0- <u>\$19,510</u> |
| 27.78 acres, James M. Mitchell Survey Parcel No. 9-2-4401-0501 | Land Improvements Total | \$26,040 3,170 <u>\$29,210</u> | \$26,040 3,170 <u>\$29,210</u> |
| DAVID B. BARROW | | | |
| Bull Creek Road, Lot 2 Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0314 | Land Improvements Total | \$ 750 -0- <u>\$ 750</u> | \$ 750 -0- <u>\$ 750</u> |
| Bull Creek Road, Lot 3 Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0315 | Land Improvements Total | \$ 750 -0- <u>\$ 750</u> | \$ 750 -0- <u>\$ 750</u> |

DAVID B. BARROW (Continued)

| | | <u>Assessed Value Fixed by Board</u> | <u>Council Action</u> |
|---|--------------|--|-----------------------|
| Bull Creek Road, Lot 4, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0316 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 5, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0317 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 6 Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0318 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 7 Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0319 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Westslope Circle, Lot 25 Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0320 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Westslope Circle, Lot 26, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0321 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Westslope Circle, Lot 27, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0322 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Westslope Circle, Lot 28, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0323 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Westslope Circle, Lot 29, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0324 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Westslope Circle, Lot 30, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0325 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |

DAVID B. BARROW (Continued)

| | | <u>Assessed Value Fixed by Board</u> | <u>Council Action</u> |
|--|--------------|--|-----------------------|
| Bull Creek Road, Lot 31, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0326 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 8, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0327 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 9, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0328 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 10, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0329 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 11, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0330 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| Bull Creek Road, Lot 12, Block B, Northwest Hills, Section 3 Parcel No. 9-1-3410-0331 | Land | \$ 750 | \$ 750 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 750 | \$ 750 |
| 13.13 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0102 | Land | \$14,770 | \$14,770 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$14,770 | \$14,770 |
| 20.5 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0201 | Land | \$11,530 | \$11,530 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$11,530 | \$11,530 |
| 17.61 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0202 | Land | \$ 9,910 | \$ 9,910 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 9,910 | \$ 9,910 |
| 21.1 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0204 | Land | \$11,870 | \$11,870 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$11,870 | \$11,870 |
| .81 acres, T. J. Chambers Grant Parcel No. 9-1-3613-0205 | Land | \$ 1,520 | \$ 1,520 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| | Total | \$ 1,520 | \$ 1,520 |

DAVID B. BARROW (Continued)

| | | Assessed Value Fixed by Board | Council Action |
|--|--------------|----------------------------------|----------------|
| Off Hart Lane, 6.07 acres, T. J. Chambers Grant | Land | \$ 7,970 | \$ 7,970 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| Parcel No. 9-1-3805-0403 | Total | \$ 7,970 | \$ 7,970 |
| Off Hart Lane, 3.41 acres George W. Davis Survey | Land | \$ 5,120 | \$ 5,120 |
| | Improvements | <u>7,330</u> | <u>7,330</u> |
| Parcel No. 9-1-3806-0902 | Total | \$12,450 | \$12,450 |
| Lemonwood Drive, Lot 73, Block F, Lakewood Village | Land | \$ 1,150 | \$ 1,150 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| Parcel No. 9-1-4011-0502 | Total | \$ 1,150 | \$ 1,150 |
| 209.44 acres, James Cole Survey | Land | \$ 7,850 | \$ 7,850 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| Parcel No. 9-1-5313-0211 | Total | \$ 7,850 | \$ 7,850 |
| Bull Creek Road 2.16 acres, T. J. Chambers Grant | Land | \$ 3,240 | \$ 3,240 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| Parcel No. 9-1-3613-0501 | Total | \$ 3,240 | \$ 3,240 |
| Bull Creek Road, 3 acres T. J. Chambers Grant | Land | \$ 4,500 | \$ 4,500 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| Parcel No. 9-1-3613-0301 | Total | \$ 4,500 | \$ 4,500 |

E. R. BARROW, By David B. Barrow

| | | | |
|---|--------------|------------|------------|
| Bull Creek Road 222.537 acres, T. J. Chambers Grant | Land | \$208,630 | \$208,630 |
| | Improvements | <u>-0-</u> | <u>-0-</u> |
| Parcel No. 9-1-3206-0105 | Total | \$208,630 | \$208,630 |

The motion, seconded by Councilman Shanks, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

The Tax Assessor recommended the south fourth of Block 70, on the west end be adjusted. After much consideration, Councilman LaRue moved that the south side of West 7th Street from the alley west to Colorado be adjusted to \$100.00 a front foot in order to equalize the valuation of the property and set the assessed value as follows:

GEORGE T. RANNEY, By Robert Mueller

| | | Assessed Value Fixed by Board | Council Action |
|--|--------------|----------------------------------|----------------|
| 125 West 7th Street | Land | \$133,230 | \$118,430 |
| East 102.66' of Lots 7 and 8, Block 70 | Improvements | <u>40,540</u> | <u>40,540</u> |
| Parcel No. 2-0603-0204 | Total | \$173,770 | \$158,970 |

The motion, seconded by Councilman Long, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

Discussion was held on the construction and materials used, and a comparison made with construction and materials used in other high-rise apartments, rents, occupancy rate, square footage, and other factors concerning this property. After much consideration and study, Councilman LaRue moved that the Council sustain the Board of Equalization and set the assessed value on the following property:

MARVIN A. BERGSTROM

| | | <u>Assessed Value Fixed by Board</u> | <u>Council Action</u> |
|---|--------------|--|-----------------------|
| 401 West 13th Street | Land | \$ 24,100 | \$ 24,100 |
| North 77' of Lots 5 and 6, Block 150 | Improvements | <u>591,380</u> | <u>591,380</u> |
| Parcel No. 2-0801-1005 | Total | \$615,480 | \$615,480 |

The motion, seconded by Councilman Long, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

The Council carefully considered all facets of this building, compared it with other high-rise building, construction and materials used, and took into account the recommendation of the Tax Assessor that an adjustment of approximately \$167,000 full value be made due to ceiling height modification. Councilman LaRue moved that the Council accept the recommendation of the Tax Assessor and set the assessed value of the property as follows:

CAMBRIDGE TOWER, By Wayne B. Swearingen

| | | <u>Assessed Value Fixed by Board</u> | <u>Council Action</u> |
|--|--------------|--|-----------------------|
| 1801 Lavaca Street | Land | \$ 106,690 | \$ 106,690 |
| Outlot 42 less N. 240' of East 138', Div. E | Improvements | <u>1,656,600</u> | <u>1,593,750</u> |
| Parcel No. 2-1002-3009 | Total | \$1,763,290 | \$1,700,440 |

The motion, seconded by Councilman Shanks, carried by the following vote:
 Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
 Noes: None

The Tax Assessor called attention to transposition of figures on improvements on the W. P. Holloway improvements at 1109 East 4th Street as appeared in the Minutes of December 16th, stating the improvements should have been \$570.00 instead of \$740.00. Councilman LaRue moved that the correction be shown, changing the figures on the improvements on the Holloway property at 1109 East 4th Street from \$740.00 to \$570.00 making the total assessed value \$2,970.00 instead of \$3,146.00. The motion, seconded by Councilman Shanks,

carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The Council previously had voted to remove the improvements from the tax roll on the DOROTHY E. WAGNER, By F. F. Knight, property at 407 South Congress Avenue. Councilman LaRue moved that the Council set the assessed value for the land at \$48,820.00. The motion, seconded by Councilman Shanks, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

Councilman Shanks stated the Tax Department had done a wonderful job, and he believed the Department and the citizens are getting closer together in their thinking. He expressed appreciation for the fine compliments he had received on the Tax Department, stating many people had complimented MR. KLITGAARD on his understanding and his going over their problems with them. This was a fine service that the City of Austin was giving. Councilman Shanks moved that Mr. Klitgaard and the Tax Department be thanked for a job well done. The motion was seconded by Councilman LaRue and carried by rising vote.

Councilman Long moved that the Board of Equalization be thanked on the very fine job it did, noting there were only 13 appeals; and that appreciation be expressed for the long hours the Board spent, and that it be commended for its service. The motion was seconded by Councilman LaRue and carried by rising vote.

There being no further business Councilman LaRue moved that the Council adjourn. The motion, seconded by Councilman Long, carried by the following vote:

Ayes: Councilmen LaRue, Long, Shanks, White, Mayor Palmer
Noes: None

The Council adjourned subject to the call of the Mayor.

APPROVED *Lu E. Palmer*
Mayor

ATTEST:
Elsie Kosley
City Clerk